



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, May 11th, 2020 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, May 11th, 2020 at 6:00 p.m.

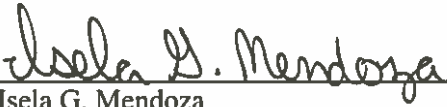
- A. Call to Order by Bobby Ashcraft.
- B. Board members present; Bobby Ashcraft, Terry Edwards and Jerry Terry. Yvette Martin not present.
- C. Terry Edwards gave Invocation.
- D. Pledge of Allegiance led by Jerry Terry.
- E. Approval of minutes for April 13th, 2020 Planning and Zoning Board meeting. Terry Edwards made motion to approve minutes. Jerry Terry seconded the motion. All approved as presented.
- F. Scheduled business.

1. **Discussion and Possible Action to approve the Final Plat of High Country Acres, Phase 1, A-485 W. Harrison, creating 8 lots. Located at 15001 CR 472, Tyler, Smith County, Texas. Submitted by MHS Planning and Design LLC.** Steven Lloyd, Director of Planning and Development, went over the history pertaining to the Final Plat request for High Country Acres. He provided a brief review of the actions. The previous preliminary plat did not comply with the ordinance, at one meeting the preliminary plat was tabled, the city staff received a legal opinion and thus plat was approved based on no action taken. Also explained was how the Lindale City Council adopted Appendix 8 which shows bigger streets.. Terry Edwards disagrees with City Attorney on the rejected plat from before, now being approved. Planning and Zoning voted to deny a plat to City Council. Terry doesn't agree with the legal shenanigans used to get it approved. Bobby Ashcraft mentioned it was obvious the plan was rejected because the plat was not changed to include the recommendations. Terry Edwards stated they came back several with the same plat. Jerry Terry asked William Spencer to explain why now it is different. William Spencer explained that it was cost prohibited to put in roads. After discussion among board members, Jerry Terry made motion to approve the plat as presented. Terry Edwards second the motion. Motion passed 2-1
2. **Discussion and Possible Action to approve the Preliminary Subdivision Plat of Chad Franke Addition, A-0325, E. Dillard Survey, Tract 7 being 24.747 acres and Tract 11 being 8.0 acres, and A-0901 D. Savage Survey, Tracts 3, 4, 7, 8 and 11 being 42.373 acres. Located at 15497 Co. Rd. 431, Lindale, Smith County, Texas. Submitted by Chad Franke.** Steven Lloyd, Director of Planning and Development, stated the applicant is requesting approval of a preliminary subdivision. When the land annexation is approved; residential, high density residential and commercial zoning districts will be created. Steven went over the relevant history and how the applicant appeared before the commission on March 9th, 2020, to discuss a land plan for the area creating 185 lots. Chad went over the concepts and wants high density and low density. The major north and south street will have a 72-foot wide boulevard and the collector streets. The zoning uses would be single family, retail commercial, and multifamily zoning near the major intersection. Chad stated this should be doable with the design. Terry Edwards asked if the zoning districts get designated when the property gets annexed. Bobby asked the public audience if anyone would like to speak on the matter before the committee went into a business session. Chad stated he submitted the land plan couple months ago. Bobby asked the committee if they had any concerns. Terry Edwards asked Chad to get the street names right. The post office will not like the street names to be similar to what we have and we need distinctive road names to avoid confusion. Steven Lloyd recommended to Chad adding East and West to the street in question. Steven stated the continuity of street systems and proposed streets for a subdivision shall be effectively related to the present and future street system of the development and to the surrounding area. Any proposed streets shall provide for the appropriate continuation or completion of any existing streets, whether constructed or dedicated, and shall project to the limits of a proposed subdivision and/or to the adjacent subdivision.

This development is only one parcel of land away from a direct connection the Liberty Crossing street plan. This may be the only chance to provide a major arterial boulevard on the east side of US-69 that traverses north and south, from the interstate all the way to Jim Hogg Road to the north and connecting the major east-west corridors. Presently Liberty Crossing is under construction as a 4-lane road with center esplanade that will have openings where left turns are required. Liberty Crossing is a 130' R.O.W. with allowable expansion for bike lanes etcetera. Bike lanes should not be forgotten as our town grows. Multi-modal planning refers to planning that considers various modes (walking, cycling, automobile, public transit, etc.) and connections among modes or projects. Local transport planning develops in concert with the municipal and neighborhood transport plans. In summary this development should be considered as an extension of Liberty Crossing and designed and named such, revised to at least a 100' R.O.W. that would have 4-lanes and a center turn lane, as adding high volumes of traffic, because of the annexation and designation of commercial real estate, intersections and hard corners for future commercial real estate, and high-density housing with close proximity to school campus. This is a chance to create a major north-south corridor. Steven stated all the street names containing the words Crossing, Mission, and Meadow should be changed. After discussion among board members, Terry Edwards made a motion to approve the plat as presented with road changes. Jerry Terry seconded the motion. Motion passed.

3. Citizen Talk Time.

- 4. Adjournment.** Terry Edwards made motion for Adjourn. Jerry Terry seconded the motion. All in favor. Meeting adjourned at 7:22 p.m.


Isela G. Mendoza
Community Development
Administrative Assistant


Bobby Ashcraft
Chairman